

Subdivision Regulation Section 4.00 Plat Standards

SECTION 4.00: PLAT STANDARDS.

4.01 SIZE. Full size plat sheets shall measure 22" tall by 34" wide or smaller sizes as acceptable by the Rockingham County Registry of Deeds, and reduced size plats shall measure 11" tall by 17" wide, or 8 1/2" tall by 11" wide.

4.02 MATERIAL AND NUMBER OF COPIES. The applicant shall provide three or more paper copies of each full size plat sheet and one paper copy of each reduced size plat sheet. Copies of plat sheets to be recorded shall be printed on mylar, or other material as specified by the Rockingham County Registry of Deeds.

4.03 BASIC INFORMATION. All plat sheets shall contain the following:

(A) Title Block. The title block shall indicate the:

- (1) title of the sheet;
- (2) owner's name;
- (3) applicant's name, if other than owner;
- (4) tax map and parcel number; and
- (5) name and address of the person or company which prepared the sheet.

(B) Scale. The scale of the plan shall be given in text and graphic form.

(C) North Arrow.

(D) Dates. Each sheet shall indicate the date of original preparation, and the date and nature of each revision.

4.04 BOUNDARY SURVEY PLANS. The plat sheet(s), which provides the required boundary or other survey information, shall be stamped and signed by a N.H. Licensed Land Surveyor. The surveyor shall certify on the plans that, "All plans meet the current standards as set forth by the N.H. Joint Board of Licensure and the N.H. Land Surveyors Association."

4.05 ENGINEERING PLANS. The plat sheet(s), which provides any required engineering information shall be stamped and signed by a N.H., licensed Professional Engineer. This shall include all road designs, drainage plans, community or municipal water system plans, and municipal sewer system plans.

4.06 APPROVAL SHEET(S). In addition to those items required per §4.03 and §4.04, the plat sheet(s) on which the Planning Board will indicate approval shall have:

(A) a 2" tall by 4" wide empty space reserved for the Board's written endorsement, which shall be indicated by a municipal approval stamp and signature of the Chairman of the Board;

(B) a note indicating the title and most recent date of revision for all supplemental plat sheets;

(C) a locus map showing the location of the property within the municipality; and

(D) Notes providing the following information:

(1) indication of all existing or proposed easements of record, covenants and deed restrictions.

(2) indicate the zoning district, including applicable overlay districts, if such districts exist.

(3) area of each lot.

(4) length of road frontage for each lot.

(5) list of waivers and substitutions granted by the Board.

(6) any other development restrictions, limitation or requirements.

4.07 MULTIPLE SHEETS. Where the size of the property and the scale of the plat require multiple sheets, match lines shall be provided.

4.08 SCALE. A scale of 1" equals 100' is the recommended scale, although other scales which provide a greater level of detail and accuracy may be used.

4.09 AREA OF COVERAGE. Plans submitted for approval under this Regulation shall depict the entire area and boundary of each lot, except as follows:

(A) Boundary Line Adjustment. Each lot of 5 acres or less in area shall be shown in its entirety. For lots larger than 5 acres, the plan shall depict a portion of the lot, at least 5 acres in size, which includes the area from the boundary line adjustment to the nearest road frontage. Additionally, the entire road frontage of both lots shall be included for any proposed changes, which would alter the amount of frontage on a lot.

4.10 SITE INFORMATION. The set of plans submitted shall provide the following information about the site:

(A) Boundary survey of the existing property boundaries, indicating:

(1) distances, deflection angles, radii, arc lengths, control angles, monument locations, and other necessary survey data;

(2) the names of all abutters, including map and parcel numbers;

(3) roads, right-of-ways, intersections and driveways within 50' of the lot;

- (4) location and nature of easements of record, deed restrictions and covenants; and
- (5) references to deeds, earlier surveys, and other pertinent information as determined by the LLS.
- (B) Existing conditions on the property, showing:
 - (1) elevation contours:
 - (a) for Boundary Line Adjustments, this shall not be required.
 - (b) for Minor Subdivisions and Major Subdivisions, contours at 2' intervals shall be required, except that lots, which will remain 10 acres or more, shall require 5' contour intervals.
 - (2) delineation of hydric soils on the entire lot shall be required. This work shall be conducted by a NH Licensed Soil Scientist. Additionally, soil types and boundaries per the Rockingham County Soil Survey shall be indicated. Poorly and very poorly drained soils shall be clearly labeled as such. In locations where the boundary of such soils is important in evaluating the proposed design of the subdivision, the Board may require the applicant to provide a high intensity soil survey, conducted by a NH Licensed Soil Scientist.
 - (3) existing buildings, wells, septic systems, water lines, sewer lines, drainage facilities, utilities and other such improvements, in plan view, with description of uses and sizes, if applicable.
 - (4) approximate location of buildings, wells and septic systems, in plan view, within 100' of the site.
 - (5) surface waters, stalls, and other significant natural and man-made resources.
- (C) Municipal and zoning district boundaries, including base and overlay districts.
- (D) Setback lines.
- (E) Elevation of 100-year floodplain, or the extent of the 100-year floodplain as otherwise defined by FEMA.
- (F) Proposed conditions on the property, showing:
 - (1) boundary survey of the existing and proposed property boundaries, showing all information provided for §4.10(A), plus distances, deflection angles, radii, arc lengths, control angles, monument locations, and other necessary survey data for proposed property boundaries.
 - (2) proposed contours at 2' intervals in areas where changes are proposed.
 - (3) buildings in plan view for subdivision plans being concurrently reviewed for Site Plan Review approval.
 - (4) proposed use(s), if other than single family residential.
 - (5) plans for transportation, providing all information required to assess compliance with §3.02 (Roads) and §3.04 (Pedestrian, Bicycle and Transit Amenities). For road plans, cross sections at 100' stations and a centerline profile shall be provided.

- (6) plans for drainage, providing all information required to assess compliance with §3.03 (Drainage).
- (7) plans for water supply, sewage disposal, utilities, and firefighting water supply, providing all information required to assess compliance with §3.06 (Water Supply), §3.07 (Sewage Disposal), §3.08 (Utilities), and §3.10(B) (Water for Firefighting). > class="Section1"
- (8) plans for landscaping, providing all information required to assess compliance with §3.09 (Landscaping).
- (9) plans for recreational amenities, providing all information required to assess compliance with §3.11 (Recreational Amenities).
- (10) each lot shall be numbered according to the Town's tax map numbering system.
- (11) location of a test pit and percolation test on each lot, with results provided in an accompanying report.
- (G) For subdivisions with new roads, a design sketch of the streetscape of the development when fully built out, to help permit the Board and abutters to visualize the development. > class="Section2"